



HEARING ON SPECIAL EXCEPTIONS  
TO THE COMPREHENSIVE CITY ZONING CODE

**ZONING HEARING EXAMINER'S AGENDA**

FRIDAY, JANUARY 23, 2015, 9:00 A.M.  
PLAZA DEL SOL HEARING ROOM  
BASEMENT LEVEL  
600 SECOND STREET NW  
(ON THE NORTHEAST CORNER OF 2<sup>ND</sup> STREET AND ROMA NW)

**STAFF**

*Joshua J. Skarsgard, Esq., Zoning Hearing Examiner*  
*Lorena Patten-Quintana, Planner*

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**For Inquiries Regarding This Agenda, Please Call Planning Dept. at (505) 924-3860.**

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**PLEASE ADDRESS ALL CORRESPONDENCE TO:**

***Joshua J. Skarsgard, Esq.***  
***Planning Department***  
***P.O. Box 1293***  
***Albuquerque, NM 87103***

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**NOTICE TO PEOPLE WITH DISABILITIES:** *If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3860.*

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**OLD BUSINESS:**

- |    |                    |                                   |  |
|----|--------------------|-----------------------------------|--|
| 1. | <b>14ZHE-80149</b> | <b>Project#</b><br><b>1010118</b> | <b>STEPHEN SALETTA</b> requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow a proposed coffee kiosk with drive up window for all or a portion of Lot RA-1, MENAUL DEVELOPMENT AREA zoned M-1, located on <b>2007 CANDELARIA RD NE</b> (H-15)   |
| 2. | <b>14ZHE-80198</b> | <b>Project#</b><br><b>1010199</b> | <b>MARIA ELENA MAESTAS</b> requests a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE request of 10' to the required 15' rear yard setback to allow a proposed new construction for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on <b>1459 VALLE LA NW</b> (G-13)                   |
| 3. | <b>14ZHE-80199</b> | <b>Project#</b><br><b>1010199</b> | <b>MARIA ELENA MAESTAS</b> requests a special exception to Section 14-16-2-6(D)(2)(a)(2): a VARIANCE request of 8' to the required 50' width to allow a proposed lot for all or a portion of Lot 38-P1, CANDELARIA VILLAGE zoned R-1, located on <b>1459 VALLE LA NW</b> (G-13)  |
| 4. | <b>14ZHE-80203</b> | <b>Project#</b><br><b>1010202</b> | <b>FORREST EVANS</b> requests a special exception to Section 14-16-3-19 (A)(2)(a): a VARIANCE request of 3' to the 3' maximum height allowed for an existing fence in the required front yard setback area for all or a portion of Lot 5A, SIERRA VISTA ADDN zoned R-1, located on <b>2825 SIERRA VISTA ST SW</b> (H-13) |
| 5. | <b>14ZHE-80227</b> | <b>Project#</b><br><b>1010232</b> | <b>ANDRES ROSALES</b> requests a special exception to Section 14-16-2-25(B)(9)(b): a VARIANCE request of 4 signs to allow 6 existing signs in the H-1 zone for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on <b>413 ROMERO ST NW</b> (J-13)   |

6. **14ZHE-80228**      **Project#**      **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 2.3 sq ft to allow an existing sign of 10.3 sq ft (sign#1) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)  
**1010232**
7. **14ZHE-80229**      **Project#**      **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 5.1 sq ft to allow an existing sign of 13.1 sq ft (sign#2) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)  
**1010232**
8. **14ZHE-80230**      **Project#**      **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 4.8 sq ft to allow an existing sign of 12.8 sq ft (sign#3) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)  
**1010232**
9. **14ZHE-80231**      **Project#**      **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(c)(1): a VARIANCE request of 5.3 sq ft to allow an existing sign of 13.3 sq ft (sign#4) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)  
**1010232**
10. **14ZHE-80232**      **Project#**      **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' 10" to allow an existing sign to exceed the height of the facade (sign#2) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)  
**1010232**
11. **14ZHE-80233**      **Project#**      **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' to allow an existing sign to exceed the height of the facade (sign#3) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)  
**1010232**
12. **14ZHE-80234**      **Project#**      **ANDRES ROSALES** requests a special exception to Section 14-16-2-25(B)(9)(d): a VARIANCE request of 2' 4" to allow an existing sign to exceed the height of the facade (sign#4) for all or a portion of Lot A, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)  
**1010232**
13. **14ZHE-80235**      **Project#**      **ANDRES ROSALES** requests a special exception to Section 14-16-3-5(C)(2)(a): a VARIANCE of 3'6" to the 12' height requirement for a sign that is less than 12' above ground over public right-of-way for all or a portion of Lot A, Block B, TORRES VIGIL & ZAMORA zoned H-1, located on **413 ROMERO ST NW** (J-13)  
**1010232**
14. **14ZHE-80245**      **Project#**      **JOSEFITA MARQUEZ** requests a special exception to Section 14-16-2-6(B)(12): CONDITIONAL USE to allow for a shade structure in the rear yard for all or a portion of Lot 50, Block 41, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located on **4521 BAXTER CT NW** (B-12)  
**1010248**
15. **14ZHE-80247**      **Project#**      **JOSEFITA MARQUEZ** requests a special exception to Section 14-16-3-3(B)(2)(e): a VARIANCE of 9' to the required 10' separation for an existing carport on the east side of the property for all or a portion of Lot 50, Block 41, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located on **4521 BAXTER CT NW** (B-12)  
**1010248**
16. **14ZHE-80248**      **Project#**      **JOSEFITA MARQUEZ** requests a special exception to Section 14-16-2-6(E)(4)(a): a VARIANCE of 3' 5" to the required 5' side yard setback for an existing carport on the east side of the property for all or a portion of Lot 50, Block 41, KNOLLS OF PARADISE HILLS UNIT 2 zoned R-1, located on **4521 BAXTER CT NW** (B-12)  
**1010248**
17. **14ZHE-80275**      **Project#**      **BRITTNEY TURNBOUGH** requests a special exception to Pg 45, II. SU-2 LCR, SOUTH BROADWAY SDP and 14-16-3-19(A)(2)(a): a VARIANCE of 3' to the allowed 3' maximum height for a proposed wall in the front yard setback area for all or a portion of Lot 7, Block 30, HUNING HIGHLAND ADDN zoned SU-2 LCR, located on **608 COAL AVE SE** (K-14)  
**1010260**

## NEW BUSINESS:

18. **14ZHE-80276** **Project# 1010262** **JAMES SENA (AUSTIN'S CARPOTS, AGENT)** requests a special exception to Section 14-16-2-22(B)(25) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow a proposed carport in the front yard setback for all or a portion of Lot 19, Block 1, ACADEMY ACRES UNIT 16 zoned SU-1 PRD, located on **6801 FOREST HILLS DR NE** (E-18)
19. **14ZHE-80277** **Project# 1010263** **ESTELLA ARD** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an existing carport in the front yard setback for all or a portion of Lot 9, Block G, KIRTLAND ADDN UNIT 2 zoned R-1, located on **1605 ALAMO AV SE** (M-15)
20. **14ZHE-80280** **Project# 1010271** **JOHN M NATIVIDAD** requests a special exception to Section 14-16-2-6(B)(14)(a): a CONDITIONAL USE to allow a proposed 5' fence in the front yard setback area for all or a portion of Lot 24, Block 23, MESA VERDE ADDN zoned R-2, located on **346 VIRGINIA ST NE** (K-19)
21. **14ZHE-80281** **Project# 1010275** **JURAJ KLEPAC** requests a special exception to Section 14-16-3-19(2)(a): a VARIANCE of 3' to the 3' height allowed for an existing 6' wall in the front yard setback area for all or a portion of Lot 27, Block H, NEW KIMO ADDN zoned R-1, located on **5715 EUCLID AVE NE** (H-18)
22. **14ZHE-80282** **Project# 1010275** **JURAJ KLEPAC** requests a special exception to Section 14-16-3-19(2)(a): a VARIANCE of 3' to the 3' foot height allowed within 10' of the right-of-way for an existing 6' wall in the side yard setback area for all or a portion of Lot 27, Block H, NEW KIMO ADDN zoned R-1, located on **5715 EUCLID AVE NE** (H-18)
23. **14ZHE-80283** **Project# 1010287** **RONALD E. KRAMER (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an proposed carport in the front setback area for all or a portion of Lot 39, Block 6, OXSHEER HEIGHTS ADDN zoned R-1, located on **1608 GLORIETA ST NE** (J-20)
24. **14ZHE-80284** **Project# 1010288** **IRENE CISNEROS (AUSTIN'S CARPORTS, AGENT)** requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow an existing carport in the front yard setback area for all or a portion of Lot 4, Block 7, BUENA VENTURA zoned R-3, located on **124 ESPEJO ST NE** (K-20)
25. **14ZHE-80285** **Project# 1010290** **KRISTINA YU** requests a special exception to Section 14-16-2-6(E) (3)(b): a VARIANCE of 6' for a proposed addition in the 10' required corner side yard setback. for all or a portion of Lot 20, Block 34, RIDGECREST ADDN zoned R-1, located on **1508 QUNICY ST SE** (L-17)
26. **14ZHE-80286** **Project# 1010300** **MICHAEL & JUDITH WILSHER** requests a special exception to Section 14-16-2-5(E): a VARIANCE of 15' to the required 25' rear yard setback for a proposed addition for all or a portion of Lot 2, INDIAN FARMS ADDITION zoned RA-2, located on **3019 INDIAN FARM LANE NW** (G13)
27. **14ZHE-80287** **Project# 1010301** **KAREN ZUSCAR (AMANDA COROMINAS, AGENT)** requests a special exception to Section 14-16-2-4(B)(1) and 14-16-2-6(B)(3): a CONDITIONAL USE for a carport in the side yard setback area. for all or a portion of Lot 32, Block 4, GLENWOOD HILLS NORTH UNIT 1 zoned RA-1, located on **5001 CALLE DE LUNA NE** (F-23)
28. **14ZHE-80288** **Project# 1010302** **TAMARA SANCHEZ** requests a special exception to Section 14-16-2-6(B)(12): a CONDITIONAL USE to allow a proposed patio cover in the rear setback area for all or a portion of Lot 10-P1, Block 13, SUNDORO SOUTH UNIT 6 zoned SU-2 R-LT, located on **9308 SILICA AVENUE NW** (J-9)
29. **14ZHE-80289** **Project# 1010303** **LGI HOMES OF NEW MEXICO** requests a special exception to Section 14-16-2-14(D) and 14-16-2-6(E): a VARIANCE of 9.5" to the required 5' side yard setback for an a existing house for all or a portion of Lot 291 P-1, SIERRA RANCH UNIT 2 zoned R-D, located on **10731 CORONA RANCH ROAD SW** (N-8)

30. **14ZHE-80290** **Project# 1010304** **JOHN & KAREN MCCREERY** requests a special exception to Section 14-16-2-6(B)(12): a **CONDITIONAL USE** to allow a proposed patio cover in the required rear yard setback for all or a portion of Lot 65-P1, Block 1, **MIRABELLA UNIT 4** zoned R-1, located on **11408 GRAND MESA RD SE** (L-21)
31. **14ZHE-80291** **Project# 1010306** **SECURED DEBT INVESTMENTS - (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-3-1(A)(21): a **VARIANCE** of 16 parking spaces to the minimum required 75 parking spaces for a proposed lot (A) for all or a portion of Lot A, Block 85D, **PRINCESS JEANNE PARK ADDN** zoned O-1, located on **10601 LOMAS BLVD NE** (J-21)
32. **14ZHE-80405** **Project# 1010306** **SECURED DEBT INVESTMENTS - (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-3-1(A)(21): a **VARIANCE** of 27 parking spaces to the minimum required 145 parking spaces for a proposed lot (B) for all or a portion of Lot A, Block 85D, **PRINCESS JEANNE PARK ADDN** zoned O-1, located on **10601 LOMAS BLVD NE** (J-21)
33. **14ZHE-80292** **Project# 1010308** **FAMILY HOUSING DEVELOPMENT CORP** requests a special exception to Page 92 of the **DOWNTOWN NEIGHBORHOOD AREA SECTOR DEVELOPMENT PLAN** and 14-16-2-6(E) (4): a **VARIANCE** of 2' to the required 5' side yardsetback for a proposed dwelling for all or a portion of Lot 5, **BELL TRADING POST HOMES** zoned SU-2 DNA-SF, located on **205 LAGUNA BLVD NW** (J 13)
34. **14ZHE-80293** **Project# 1010309** **JUANA RODRIQUEZ** requests a special exception to Page 100 **SAWMILL WELLS PARK SDP** and 14-16-2-6(B)(14)(a): a **CONDITIONAL USE** to allow a proposed 5' wall in the front yard setback for all or a portion of Lot 5, Block 1, **ROSEMONT PARK ADDN** zoned S-R, located on **1019 11TH ST NW** (J-13)
35. **14ZHE-80294** **Project# 1010310** **JUAN MONTOYA (ROBBIE CHILDS, AGENT)** requests a special exception to Section 14-16-3-19(A)(2)(a): a **VARIANCE** of 3' to the maximum height of 3' allowed for a wall in the front yard setback. for all or a portion of Lot 15, Block 12, **PARKLAND HILLS ADDN** zoned R-1, located on **515 GRACELAND DR SE** (L-17)
36. **14ZHE-80295** **Project# 1010311** **JAMES OR YVONNE COLVIN (CARTESIAN SURVEYS INC, AGENT)** requests a special exception to Section 14-16-3-1(A)(21): a **VARIANCE** request of 8 parking spaces for proposed lot A-2 and a **Variance** request of 2 spaces for proposed lot A-1 for all or a portion of Lot A, Block 2, **INDIAN REST ADDN** zoned C-3, located on **3409 AZTEC RD NE** (G-16)
37. **14ZHE-80296** **Project# 1010312** **AMY GORMAN** requests a special exception to Section 14-16-3-3(B)(2)(E): a **VARIANCE** of 8' to the required 10' separation for an existing shed to a dwelling for all or a portion of Lot 1, Block 67, **SNOW HEIGHTS** zoned R-1, located on **10400 WOODLAND AV NE** (H-21)
38. **14ZHE-80297** **Project# 1010312** **AMY GORMAN** requests a special exception to Section 14-16-3-3(B)(2)(E): a **VARIANCE** of 5' to the required 5' separation for existing sheds. for all or a portion of Lot 1, Block 67, **SNOW HEIGHTS** zoned R-1, located on **10400 WOODLAND AVE** (H-21)
39. **14ZHE-80298** **Project# 1010313** **THERESE MARTINEZ-LONER** requests a special exception to Section 14-16-2-6(B)(3): a **CONDITIONAL USE** to allow an existing carport in the side yard setback area for all or a portion of Lot 11, Block 1, **CHERRY HILLS UNIT 1** zoned R-1, located on **8305 CHERRY HILLS DRIVE NE** (E-19)
40. **14ZHE-80299** **Project# 1010313** **THERESE MARTINEZ-LONER** requests a special exception to Section 14-16-2-6(B)(3)(a): a **VARIANCE** of 3' to the required 3' setback for an existing carport in the side yard setback area for all or a portion of Lot 11, Block 1, **CHERRY HILLS UNIT 1** zoned R-1, located on **8305 CHERRY HILLS DRIVE NE** (E-19)

\*\*\*\*\***LUNCH BREAK**\*\*\*\*\*

**HEARING WILL RESUME PROMPTLY**  
**AT 1:30 P.M. WITH ITEM #41**

**IF YOU ARE AGENDA ITEMS #41-101**

**PLEASE COME TO THE HEARING AT 1:30 P.M.**

41. 14ZHE-80302      **Project#**      **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-16(B)(7): a **CONDITIONAL USE** to allow proposed townhomes in a C-1 zone for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
42. 14ZHE-80303      **Project#**      **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-15(B)(4)(a): a **CONDITIONAL USE** to allow up to 60% of the gross floor area for a proposed dwelling units in an O-1 zone for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
43. 14ZHE-80304      **Project#**      **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-16(A)(7)(e)(8)(iii): a **VARIANCE** of 11% to the minimum 20% glazing requirement on the ground floor for a proposed townhome for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
44. 14ZHE-80305      **Project#**      **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-16(A)(7)(e)(8)(iv): a **VARIANCE** of 11% to the minimum 20% glazing requirement on second story for a proposed townhome for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
45. 14ZHE-80306      **Project#**      **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-16(A)(7)(e)(8)(iii): a **VARIANCE** of 10% to the minimum 20% glazing requirement on the ground floor for a proposed townhome for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
46. 14ZHE-80307      **Project#**      **HOGARES INC. (GARCIA/KRAMER & ASSOC., AGENT)** requests a special exception to Section 14-16-2-16(A)(7)(e)(8)(iv): a **VARIANCE** of 10% to the minimum 20% glazing requirement on second story for a proposed townhome for all or a portion of Lot 40,41,42,43,44, ROSSITER ADDN zoned C-1, located on **1120-1106 GRIEGOS RD NW (F-14)**
47. 14ZHE-80349      **Project#**      **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a **VARIANCE** of 1.3' to the required height in the site plan for subdivision of 17.7' to allow for a 19' height above natural grade for all or a portion of Lot 97, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2105 GOOSE LAKE TRL NW (H-8)**
48. 14ZHE-80350      **Project#**      **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a **VARIANCE** of 1.4' to the required height in the site plan for subdivision of 17.6' to allow for a 19' height above natural grade for all or a portion of Lot 108, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **9335 IRON CREEK LA NW (H-8)**

49. **14ZHE-80351** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 109, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **9331 IRON CREEK LN NW** (H-8)
50. **14ZHE-80352** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 110, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **9327 IRON CREEK LN NW** (H-8)
51. **14ZHE-80353** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 111, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **9323 IRON CREEK LN NW** (H-8)
52. **14ZHE-80354** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 170, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2231 CEBOLLA WAY NW** (H-8)
53. **14ZHE-80356** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 171, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2227 CEBOLLA CREEK WAY NW** (H-8)
54. **14ZHE-80358** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 4' to the required height in the site plan for subdivision of 15' to allow for a 19' height above natural grade for all or a portion of Lot 172, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2223 CEBOLLA CREEK WAY NW** (H-8)
55. **14ZHE-80362** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 2.7 feet to the required height in the site plan for subdivision of 16.3 feet to allow for a 19 foot height above natural grade. for all or a portion of Lot 173, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2219 CEBOLLA CREEK WAY NW** (H-8)
56. **14ZHE-80369** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 1.7' to the required height in the site plan for subdivision of 17.3' to allow for a 19' height above natural grade for all or a portion of Lot 174, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2215 CEBOLLA CREEK WAY NW** (H-8)

57. **14ZHE-80373** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 8' to the required height in the site plan for subdivision of 18.2' to allow for a 19' height above natural grade for all or a portion of Lot 175, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2209 CEBOLLA CREEK WAY NW (H-8)**
58. **14ZHE-80383** **Project# 1010319** **PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Section 14-16-2-23(A) and Page 58 NORTHWEST MESA ESCARPMENT PLAN & the site plan for subdivision: a VARIANCE of 2' to the required height in the site plan for subdivision of 18.8' to allow for a 19' height above natural grade for all or a portion of Lot 176, DEL WEBB@ MIREHAVEN PHASE 1B zoned SU-2 for PDA, located on **2205 CEBOLLA CREEK WAY NW (H-8)**
59. **14ZHE-80300** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 25, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8705 PLACITAS ROCA RD NW (D-9)**
60. **14ZHE-80308** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 26, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8701 PLACITAS ROCA RD NW (D-9)**
61. **14ZHE-80309** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 27, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8700 ESPACIO VERDE RD NW (D-9)**
62. **14ZHE-80310** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 28, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8704 ESPACIO VERDE RD NW (D-9)**
63. **14ZHE-80311** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 29, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8708 ESPACIO VERDE RD NW (D-9)**
64. **14ZHE-80312** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 30, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8712 ESPACIO VERDE RD NW (D-9)**
65. **14ZHE-80313** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 31, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8716 ESPACIO VERDE RD NW (D-9)**

66. **14ZHE-80314** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 32, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8720 ESPACIO VERDE RD NW (D-9)**
67. **14ZHE-80315** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 33, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8724 ESPACIO VERDE RD NW (D-9)**
68. **14ZHE-80316** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 35, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6731 NUEVA PIEDRA ST NW (D-9)**
69. **14ZHE-80317** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 36, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6727 NUEVA PIEDRA ST NW (D-9)**
70. **14ZHE-80318** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 34, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6735 NUEVA PIEDRA ST NW (D-9)**
71. **14ZHE-80319** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 37, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6723 NUEVA PIEDRA ST NW (D-9)**
72. **14ZHE-80320** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 38, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6723 NUEVA PIEDRA ST NW (D-9)**
73. **14ZHE-80321** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 39, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6715 NUEVA PIEDRA ST NW (D-9)**
74. **14ZHE-80322** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 40, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6709 NUEVA PIEDRA ST NW (D-9)**

75. **14ZHE-80323** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 41, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6705 NUEVA PIEDRA ST NW (D-9)**
76. **14ZHE-80324** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 42, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6701 NUEVA PIEDRA ST NW (D-9)**
77. **14ZHE-80325** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 43, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8736 VISTA CUMBRE RD NW (D-9)**
78. **14ZHE-80326** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 45, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8728 VISTA CUMBRE RD NW (D-9)**
79. **14ZHE-80327** **Project# 1010315** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 46, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8724 VISTA CUMBRE RD NW (D-9)**
80. **14ZHE-80355** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 1, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8716 VISTA CUMBRE RD NW (D-9)**
81. **14ZHE-80357** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 3, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8708 VISTA CUMBRE RD NW (D-9)**
82. **14ZHE-80359** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 4, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8704 VISTA CUMBRE RD NW (D-9)**
83. **14ZHE-80360** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 5, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8700 VISTA CUMBRE RD NW (D-9)**

84. **14ZHE-80361** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 6, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6700 BORDE ABIERTO ST NW (D-9)**
85. **14ZHE-80363** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 7, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6704 BORDE ABIERTO ST NW (D-9)**
86. **14ZHE-80364** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 8, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6708 BORDE ABIERTO ST NW (D-9)**
87. **14ZHE-80365** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 9, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6701 BORDE ABIERTO ST NW (D-9)**
88. **14ZHE-80366** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 10, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6705 BORDE ABIERTO ST NW (D-9)**
89. **14ZHE-80367** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 11, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6709 BORDE ABIERTO ST NW (D-9)**
90. **14ZHE-80368** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 12, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8716 PLACITAS ROCA RD NW (D-9)**
91. **14ZHE-80370** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 13, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8720 PLACITAS ROCA RD NW (D-9)**
92. **14ZHE-80371** **Project# 1010320** **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)** requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 14, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8724 PLACITAS ROCA RD NW (D-9)**

93. 14ZHE-80372 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**  
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 16, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6704 NUEVA PIEDRA ST NW (D-9)**
94. 14ZHE-80374 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**  
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 17, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **6708 NUEVA PIEDRA ST NW (D-9)**
95. 14ZHE-80375 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**  
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 18, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8735 PLACITAS ROCA RD NW (D-9)**
96. 14ZHE-80376 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**  
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 19, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8731 PLACITAS ROCA RD NW (D-9)**
97. 14ZHE-80377 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**  
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 20, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8727 PLACITAS ROCA RD NW (D-9)**
98. 14ZHE-80378 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**  
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 21, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8723 PLACITAS ROCA RD NW (D-9)**
99. 14ZHE-80379 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**  
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 22, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8719 PLACITAS ROCA RD NW (D-9)**
100. 14ZHE-80380 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**  
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 23, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8715 PLACITAS ROCA RD NW (D-9)**
101. 14ZHE-80381 Project# **KEVIN PATTON / PULTE GROUP (CONSENSUS PLANNING, AGENT)**  
1010320 requests a special exception to Page 88 VOLCANO CLIFFS SDP: a VARIANCE request of 8' to the required 10' minimum garage setback from the main facade for a proposed new dwelling for all or a portion of Lot 24, MONTECITO WEST UNIT 1 zoned SU-2 VCRR, located on **8709 PLACITAS ROCA RD NW (D-9)**